

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 6/13-15 Lambert Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$597,500 Property Type Unit Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/70-72 Buckingham St RICHMOND 3121	\$320,000	05/10/2023
2	419/20 Shamrock St ABBOTSFORD 3067	\$320,000	21/06/2023
3	5/66 Buckingham St RICHMOND 3121	\$300,000	07/08/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/11/2023 14:03



**Property Type:** Flat  
**Land Size:** 592.484 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
September quarter 2023: \$597,500

## Comparable Properties



**4/70-72 Buckingham St RICHMOND 3121 (REI)** Agent Comments



**Price:** \$320,000  
**Method:** Auction Sale  
**Date:** 05/10/2023  
**Property Type:** Unit



**419/20 Shamrock St ABBOTSFORD 3067 (REI/VG)** Agent Comments



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Property Type:** Apartment



**5/66 Buckingham St RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 07/08/2023  
**Property Type:** Apartment

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